



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

October 5, 2020

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 County Addresser
 Assessor
 CalFire - Prevention

California Coastal Commission
 State Clearinghouse
 Army Corps of Engineers
 Noyo Harbor District
 Fort Bragg Sewer District
 Fort Bragg Water District
 Fort Bragg Fire District

Fort Bragg City Planning
 Fort Bragg School District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: UR_2020-0007

DATE FILED: 7/17/2020

OWNER/APPLICANT: JOHN J SCHNAUBELT

REQUEST: Renewal of Coastal Development Use Permit CDU_2017-0019, which authorized repurposing of the Ice House located in Noyo Harbor. Land uses approved by CDU_2017-0019 included: Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish), Coastal Related Industrial (warehousing fish emulsion and fertilizer), Food and Beverage Retail Sales, and Coastal Related Support Services (boat charter office and ticket window).

LOCATION: In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

RESPONSE DUE DATE: October 19, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: Coastal Development Use Permit Renewal CDUR 2020-0007 (REF CDU 2017-0019)

OWNER: JOHN SCHNAUBELT

APPLICANT: JOHN SCHNAUBELT

AGENT: WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Renewal of Coastal Development Use Permit CDU_2017-0019, which authorized repurposing of the Ice House located in Noyo Harbor. Land uses approved by CDU_2017-0019 included: Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish), Coastal Related Industrial (warehousing fish emulsion and fertilizer), Food and Beverage Retail Sales, and Coastal Related Support Services (boat charter office and ticket window).

LOCATION: In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).

APN/S: 018-140-48-00

PARCEL SIZE: 0.25 ACRES

GENERAL PLAN: Coastal Element Chapter 4.4, Fishing Village (FV:U)

ZONING: Mendocino Coastal Zoning Code, Fishing Village (FV:40K)

EXISTING USES: Unoccupied building

DISTRICT: 4

RELATED CASES: CDU 2017-0019 Schnaubelt

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Fishing Village	FV	036 acres	Coastal-Related Industrial
EAST:	Fishing Village	FV	0.5 acres	Coastal-Dependent Industrial
SOUTH:	Fishing Village	FV	0.12 acres	Coastal-Related Support Services
WEST:	Fishing Village	FV	0.2 acres	Coastal-Dependent Industrial

REFERRAL AGENCIES

LOCAL

- Planning (Ukiah)
- Department of Transportation
- Environmental Health (FB)
- County Addresser
- Building Inspection (FB)
- Assessor
- Fort Bragg City Planning
- Noyo Harbor District

- Fort Bragg School District
- Fort Bragg Sewer District
- Fort Bragg Water District
- Fort Bragg Fire District

STATE

- State Clearinghouse
- CalFire Prevention
- Coastal Commission

FEDERAL

- Army Corps of Engineers

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Rancheria
-

ADDITIONAL INFORMATION: No ground disturbance is proposed. No referral to Sonoma State or Archaeological Commission.

Please comment whether any of the adopted conditions require updating or amending (see attached Application pp 7-10):

- City of Fort Bragg (See conditions #17, #18, #19, and #21)
- Mendocino County Department of Transportation (See conditions #15 and #16)
- Mendocino County Division of Environmental Health (See conditions #12 and #21)
- Mendocino County Building Division (See condition #13)
- Mendocino County Planning Division (See conditions #12, #13, #14, #20, and #21)

Please send comments to cherryj@mendocinocounty.org

STAFF PLANNER: J CHERRY (707-234-2888)

DATE: 9/1/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

YES

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Fire District

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

California Coastal Commission

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

Noyo Harbor

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Fishing Village

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Flooding, Tsunami

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Adjacent to Noyo River

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

Within Noyo Harbor

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

Adjacent to Noyo River

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

02017
ORIGINAL



Planning and Building Services

Case No:	UR-2020-0007
CalFire No:	
Date Filed:	7-17-2020
Fee:	5,412.53
Receipt No:	PRJ 036028
Received By:	Juhana
	Office use only

APPLICATION FORM

APPLICANT
Name: John Schnaubelt Phone: (707)489-4806 or (707)489-4815

Mailing Address: 576 South Franklin Street

City: Fort Bragg State/Zip: CA. 95437 email: seapalliquidfish@yahoo.com

PROPERTY OWNER
Name: Same as above Phone:

Mailing Address:

City: State/Zip: email:

AGENT
Name: Wynn Coastal Planning; Tara Jackson Phone: (707)964-2537

Mailing Address: 703 North Main Street

City: CA. 95437 State/Zip: CA. 95437 email: tara@wcplan.com

Parcel Size: .25+/- acre (Sq. feet/Acres) Address of Property: 32425 North Harbor Drive, Fort Bragg, CA 95437

Assessor Parcel Number(s): 018-140-48

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input checked="" type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.


07/16/2020
07/16/2020
 Signature of Applicant/Agent Date Signature of Owner Date

APPLICATION

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 3

Estimated shifts per day: 1-2

Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

- 1. Distillery
- 2. Storage for Sea Pal fertilizer's empty bottles
- 3. Smoked fish facility
- 4. Sport fishing/Whale watching charter boat ticket office

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>4</u>	<u>9x20</u>
Number of uncovered spaces	_____	_____
Number of standard spaces	<u>5</u>	<u>9x20</u>
Number of handicapped spaces	<u>1</u>	<u>8x20</u>
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

- A. Amount of cut N/A cubic yards
- B. Amount of fill N/A cubic yards
- C. Maximum height of fill slope N/A feet
- D. Maximum height of cut slope N/A feet
- E. Amount of import or export N/A cubic yards
- F. Location of borrow or disposal site N/A

APPLICATION

10. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
If yes, explain below:
Sport fishing/ Whale watching charter boat ticket office

<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : Yes No
Filling: Yes No
Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? 0 cubic yards.
Location of dredged material disposal site? N/A

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
Shielded down cast lighting

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone: Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier _____
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: _____

APPLICATION

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 Business License, ABC License

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 Large grey building as you round the second sharp corner at the bottom of the hill on North Harbor Drive.

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 There is an existing vacant building on the parcel that was last inhabited in the late 1970's

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 24 feet. Maximum height of proposed structures 24 feet.

26. Gross floor area of existing structures 5843 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 5843 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): ___ square feet acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 The present building known to locals as the "Ice House" in the fishing village of Noyo Harbor has been vacant since 1974.
 Prior to that it had a lengthy history providing ice for the once robust fishing industry in Fort Bragg.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 This parcel is situated in the commercial fishing village of Noyo Harbor. The property was for commercial purposes as it is be to be again.
 All businesses are fishing related.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other : Commercial Fishing Village	X	X	X	X



October 2, 2018

Mendocino County
Planning and Building Services

COASTAL DEVELOPMENT STANDARD USE PERMIT

CASE#: U_2017-0019

OWNER: JOHN SCHNAUBELT

AGENT: WYNN COASTAL PLANNING, BLAIR FOSTER

REQUEST: A Coastal Development Use Permit request to repurpose the Ice House located in Noyo Harbor. Proposed land uses are Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal Related Industrial (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales; and Coastal Related Support Services (boat charter office and ticket window). A deck and painting off-street parking spaces are proposed.

LOCATION: In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Juliana Cherry

ACTION: Approved with Conditions.

EFFECTIVE DATE: September 14, 2018

EXPIRATION DATE: July 19, 2020

CONDITIONS OF APPROVAL: See final findings and conditions for conditions.

Department of Planning and Building Services Statement: I hereby certify that all conditions which must be met prior to use or occupancy of this permit have been met and that this permit is deemed by the Department of Planning and Building Services to be a valid permit subject to all conditions of approval.

COASTAL PERMIT ADMINISTRATOR

10-3-2018

DATE

Owner's Statement: I am the owner of the property subject to this permit (or his/her authorized agent) and I hereby certify that I have reviewed the conditions of approval and will establish and continue the use in compliance with the specified conditions and applicable sections of the Mendocino County Code. I further grant permission for County staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

OWNER

11-1-2018

DATE

Resolution Number PC_2018-0027

County of Mendocino
Ukiah, California
July 19 2018

U_2017-0019 - JOHN SCHNAUBELT

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION AND GRANTING A COASTAL DEVELOPMENT USE PERMIT FOR A DISTILLERY, TASTING ROOM, OFFICE, BOAT CHARTER TICKET SALES, AND FISH FERTILIZER STORAGE.

WHEREAS, the applicant, JOHN J SCHNAUBELT, filed an application for a COASTAL DEVELOPMENT USE PERMIT with the Mendocino County Department of Planning and Building Services to repurpose the Ice House and proposing Coastal-Dependent Industrial land use (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal-Related Industrial land use (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales land use; and Coastal-Related Support Services land use (boat charter office and ticket window), and proposing construction of a deck on land located in Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48); General Plan FV:U; Zoning FV:40K/FP; Supervisorial District 4; (the "Project"); and

WHEREAS, a CATEGORICAL EXEMPTION was prepared for the Project and noticed and made available for agency and public review on June 7, 2018 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, July 19, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the CATEGORICAL EXEMPTION and the Project. All interested persons were given an opportunity to hear and be heard regarding the CATEGORICAL EXEMPTION and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the CATEGORICAL EXEMPTION and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings:

1. Pursuant with MCCZC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Mendocino Local Coastal Plan, including the General Plan's Coastal Element Chapter 2.2 and the intent of the Fishing Village Land Use Classification; and the General Plan's Coastal Element Chapter 4.4 and its Policy 4.4.1, in that the proposed land uses are directly related to the coastal-dependent fishing industries in Noyo Harbor; and
2. Pursuant with MCCZC Section 20.532.095(A)(2), the proposed development and land uses, as conditioned, would be provided with adequate utilities, access roads, drainage and other necessary facilities as they are located where public services are available; and
3. Pursuant with MCCZC Section 20.532.095(A)(3), the proposed development and land uses are consistent with the purpose and intent of the Fishing Village District, as well as all other provisions of Division II, and preserves the integrity of the zoning district; and

4. Pursuant with MCCZC Section 20.532.095(A)(4), the proposed development and land uses, if constructed and operated in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and would be categorically exempt; and
5. Pursuant with MCCZC Section 20.532.095(A)(5), the proposed development and land uses would not have any adverse impacts on any known archaeological or paleontological resource; and
6. Pursuant with MCCZC Section 20.532.095(A)(6), Other services, including but not limited to, solid waste, public roadway capacity and proof of an adequate water supply pursuant to Chapter 20.516 have been considered and are adequate to serve the proposed development and land uses; and
7. Pursuant with MCCZC Section 20.532.095(B)(1), the proposed development is located adjacent to the shoreline of Noyo Harbor and Noyo River and the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan; and
8. As conditioned, the proposed development and land uses ensure that they would not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the Noyo Harbor, or be detrimental or injurious to property and improvements in the Noyo Harbor or to the general welfare of the county.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Categorical Exemption. The Planning Commission certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Planning Commission.

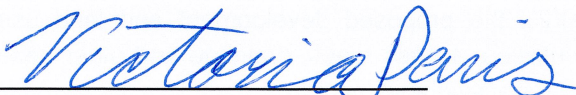
BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Coastal Development Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

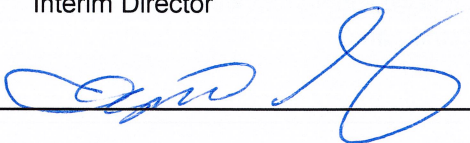
BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
Commission Services Supervisor

By: 

BY: IGNACIO GONZALEZ
Interim Director



MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

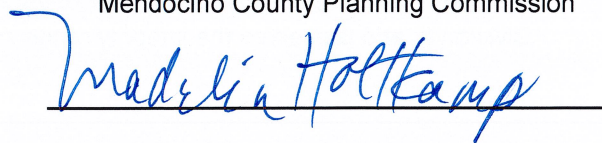


EXHIBIT A**CONDITIONS OF APPROVAL
COASTAL DEVELOPMENT USE PERMIT CDU_2017-0019
JULY 19, 2018****U_2017-0019 - JOHN SCHNAUBELT**

A Coastal Development Use Permit allowing the Ice House located in Noyo Harbor to be repurposed with five land uses: Coastal-Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal-Related Industrial (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales; and Coastal-Related Support Services (boat charter office and ticket window) and allowing the construction of a deck.

CONDITIONS OF APPROVAL: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code (MCCZC) and pursuant to the provisions of Chapter 20.196 of the Mendocino County Zoning Code - Division I (MCC), the Planning Commission approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCCZC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Mendocino Local Coastal Plan, including Coastal Element Chapter 2.2 and the intent of the Fishing Village Land Use Classification; and Coastal Element Chapter 4.4 and its Policy 4.4.1, in that the proposed land uses are directly related to the coastal-dependent fishing industries in Noyo Harbor; and
2. Pursuant with MCCZC Section 20.532.095(A)(2), the proposed development and land uses, as conditioned, would be provided with adequate utilities, access roads, drainage and other necessary facilities as they are located where public services are available; and
3. Pursuant with MCCZC Section 20.532.095(A)(3), the proposed development and land uses are consistent with the purpose and intent of the Fishing Village District, as well as all other provisions of Division II, and preserves the integrity of the zoning district; and
4. Pursuant with MCCZC Section 20.532.095(A)(4), the proposed development and land uses, if constructed and operated in compliance with the Conditions of Approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and would be categorically exempt; and
5. Pursuant with MCCZC Section 20.532.095(A)(5), the proposed development and land uses would not have any adverse impacts on any known archaeological or paleontological resource; and
6. Pursuant with MCCZC Section 20.532.095(A)(6), Other services, including but not limited to, solid waste, public roadway capacity and proof of an adequate water supply pursuant to Chapter 20.516 have been considered and are adequate to serve the proposed development and land uses; and
7. Pursuant with MCCZC Section 20.532.095(B)(1), the proposed development is located adjacent to the shoreline of Noyo Harbor and Noyo River and the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan; and

8. As conditioned, the proposed development and land uses ensure that they would not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the Noyo Harbor, or be detrimental or injurious to property and improvements in the Noyo Harbor or to the general welfare of the county.

STANDARD CONDITIONS:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.536.010 of the Mendocino County Coastal Zoning Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration. To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date (June 21, 2020).
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. *Term:* Coastal Development Use Permit U_2017-0019 shall be granted for a term of ten years. On or before June 21, 2028, the person holding U_2017-0019 shall apply for a renewal of said permit if the

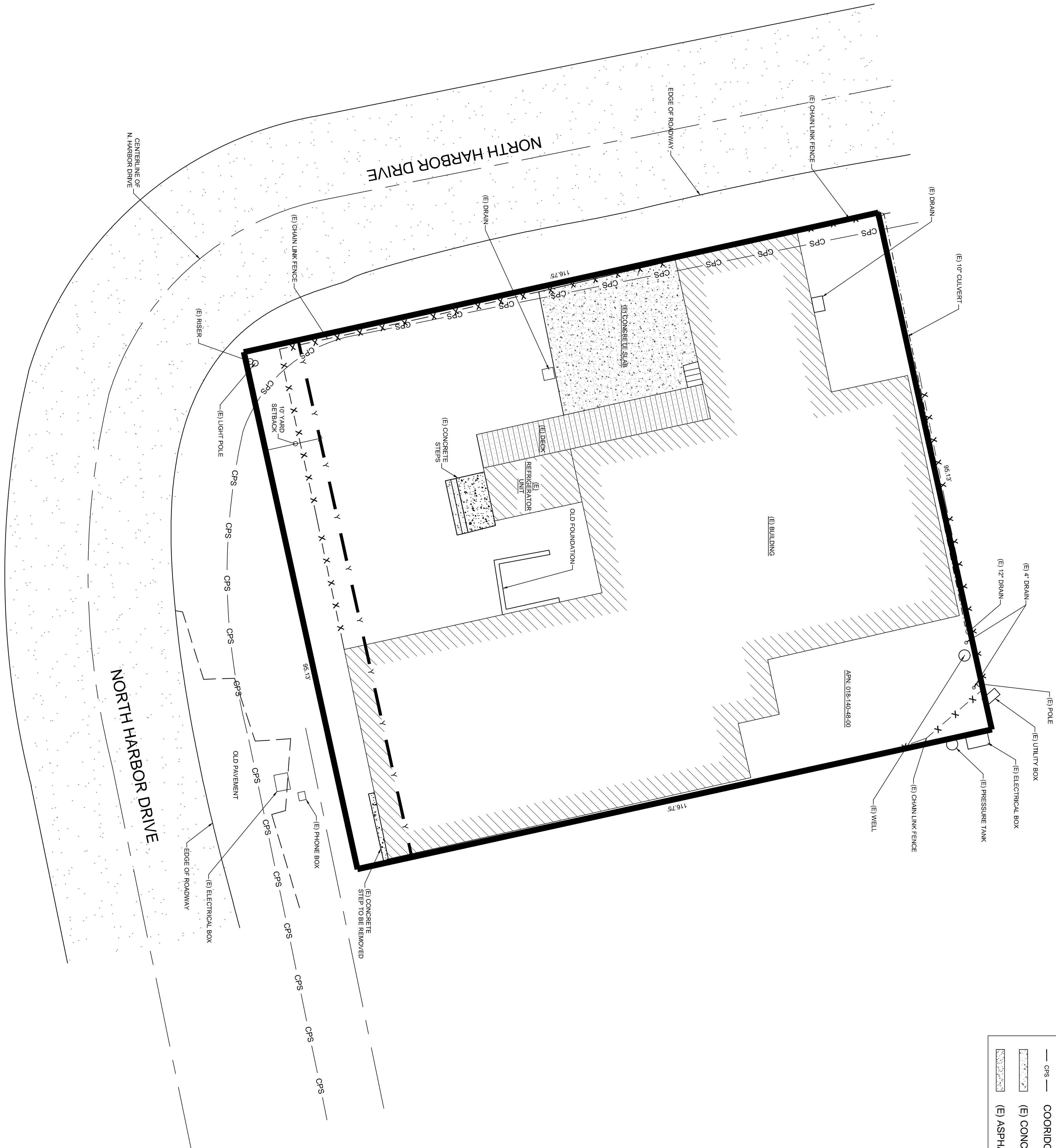
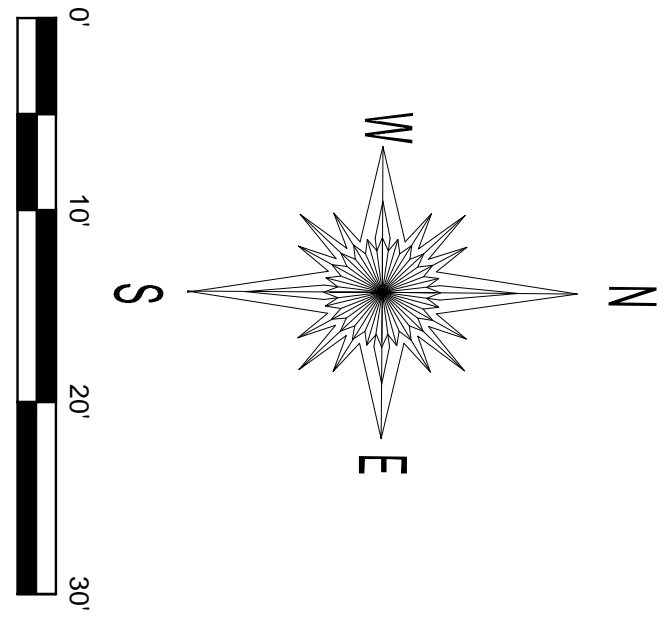
APPLICATION

use is to be continued beyond June 21, 2028. Applications for renewal shall be submitted in compliance with MCCZC Section 20.532.025.

10. *Amendment:* Amendments to Coastal Development Use Permit U_2017-0019 shall be granted pursuant with MCCZC Section 20.536.020 *Application for Permit Amendment*.
11. *Revoke or modify:* Coastal Development Use Permit U_2017-0019 may be revoked or modified for cause as provided by the provisions of MCCZC Section 20.536.030. The modification of a permit may include the modification of the terms of U_2017-0019, alteration or imposition of new conditions pursuant with MCCZC Sections 20.532.030 and 20.536.010.
12. *Food and Beverage Retail Sales:* Food preparation shall be limited to processing coastal-dependent distillates and smoked fish; food tasting may include serving complementary food items; and retail sale of coastal-dependent food and beverage is intended for off-site consumption.
 - a. Seating shall be limited to the Tasting Room area and seating capacity determined by the Fire Marshal and Chief Building Official.
 - b. Tasting Room hours shall be limited to 9:00 AM - 8:00 PM, which is similar to other local Food and Beverage Retail Sales land uses.
13. Prior to final inspection by the Building Division, the property owner shall furnish a letter to the Department of Planning and Building Services from the Division of Environmental Health *and* the City of Fort Bragg Public Works that all the requirements and conditions have been met for the issuance of the permit to operate the tasting room.
14. Ten off-street parking spaces shall be provided on-site with minimum 9 feet by 20 feet dimensions.
15. Standard commercial road approaches shall be constructed at each proposed connection to North Harbor Drive (CR 415A) in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
16. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
17. *Wastewater Discharge Agreement Required:* Title 14.16 of the City of Fort Bragg Municipal Code states no pollutants shall be introduced in the sanitary sewer works and establishes maximum allowable concentrations for potentially toxic materials. This code section details allowable thresholds for toxic materials, prohibits pollutants which may affect pH and establishes limitations to oxygen-demanding pollutants (BOD, etc.). The purpose of the discharge agreement will be to establish sampling requirements and monitor effluent wastewater to ensure it meets the district treatment standards. Applicant shall show processes achieve performance standards. Monitoring may be required for any discharge location connected to the City's wastewater treatment including:
 - a. effluent from the distilling process;
 - b. process area wash down;
 - c. mop sinks; and
 - d. any sloped floor areas for catch basin or floor drains (this includes the storage/warehousing where fish emulsion is stored if floor drains are connected to waste water system).
18. *Backflow Required:* A backflow device will be required on all water connections. A double check Detector Assembly will be required for any dedicated fire suppression line(s). A Reduced Pressure Zone backflow device will be required for primary service line for industrial process water. The location of the backflow device(s) shall be determined during the building permit application process. A backflow prevention packet will be provided to the applicant for installing appropriate devices.

APPLICATION

19. *City of Fort Bragg Connection, Water Capacity, and Sewer Capacity Fees:* An estimate of the fees due will be prepared for the client, upon receipt of the building permit application. A copy of these fees will be made available to the County, as fees shall be paid prior to final building permit.
 - a. Connection: If a new lateral or upsized lateral is required to supply water services to the facility, a cost will be incurred based on the current connection fees described in the City's fee schedule.
 - b. Water Capacity Fees: A water capacity fee will be applied to each of the proposed uses by area.
 - c. Sewer Capacity Fees: A sewer capacity fee will be applied to each of the proposed uses by area.
20. Pursuant with MCCZC Section 20.440.005(E), storage of goods and materials is restricted to the interior of the building. It is prohibited to store goods or materials outside of the building.
21. The property owner shall maintain a solid waste storage and distribution plan to the satisfaction of Environmental Health and the City of Fort Bragg.



LEGEND:	
— Y —	YARD SETBACK
— CPS —	COORDINATOR PRESERVATION SETBACK
[Pattern]	(E) CONCRETE PARKING / SIDEWALK
[Pattern]	(E) ASPHALT

EXISTING SITE PLAN 1 : 10 1

REVISION	BY	DATE	APN
RFI #1	TH	12.19.17	018-140-48-00
Changes to Parking per MDOT	TH	6.26.18	

SCHNAUBELT
 Iceland Industries
 32425 North Harbor Drive
 Fort Bragg, CA



Wynn Coastal Planning
 703 N. Main Street
 Fort Bragg, California 95437
 (707) 964-2537
 www.WCPlan.com

Land Survey by:
 Francis Land Surveyor
 P.O. Box 1162
 Mendocino, CA 95460
 (707) 937-9900

1 OF 4 SHEETS

Lands of Schnaubelt
 being a portion of Section 18, Township 18 North,
 Range 17 West, Mount Diablo Base & Meridian
 Mendocino County, CA

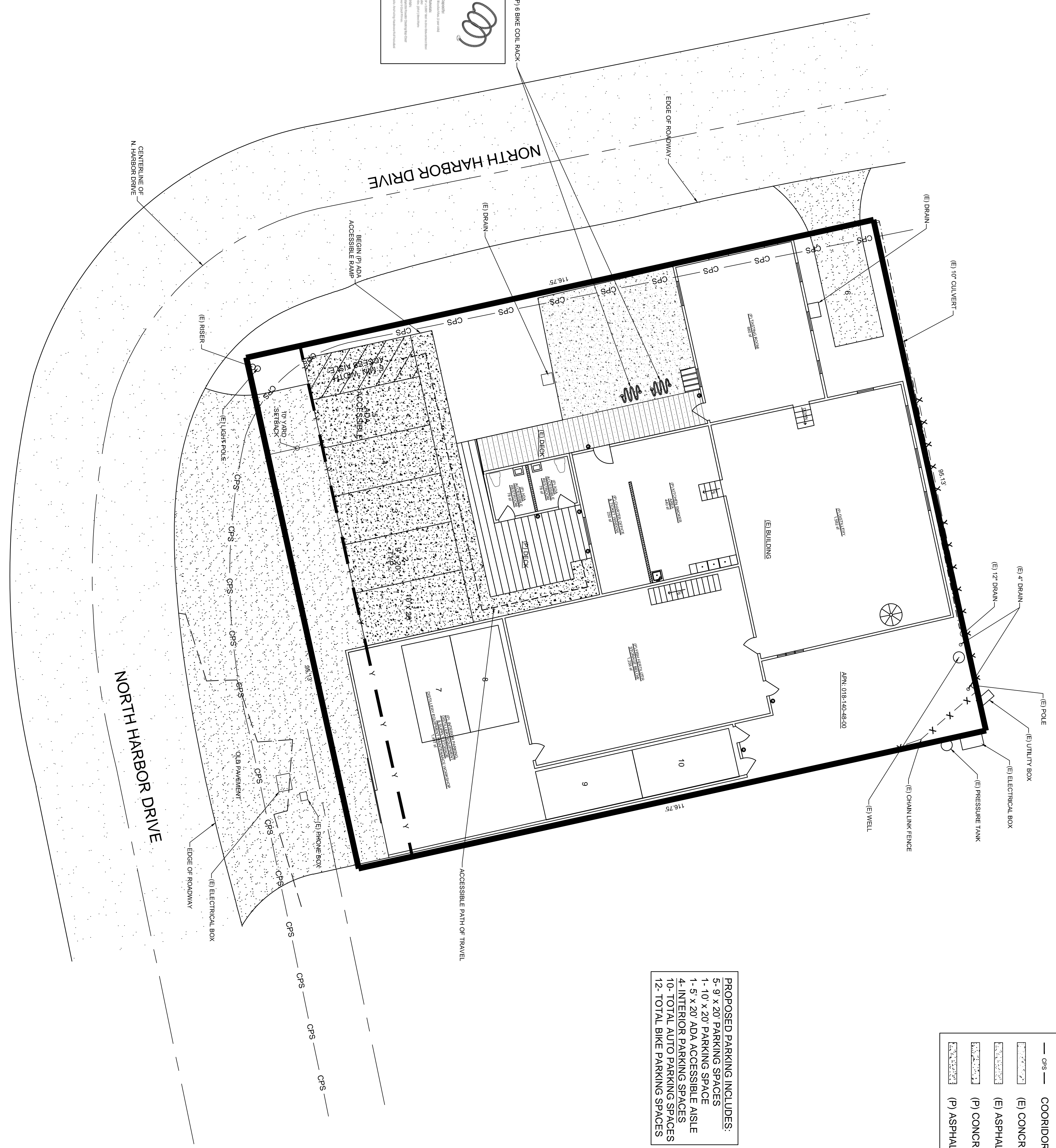
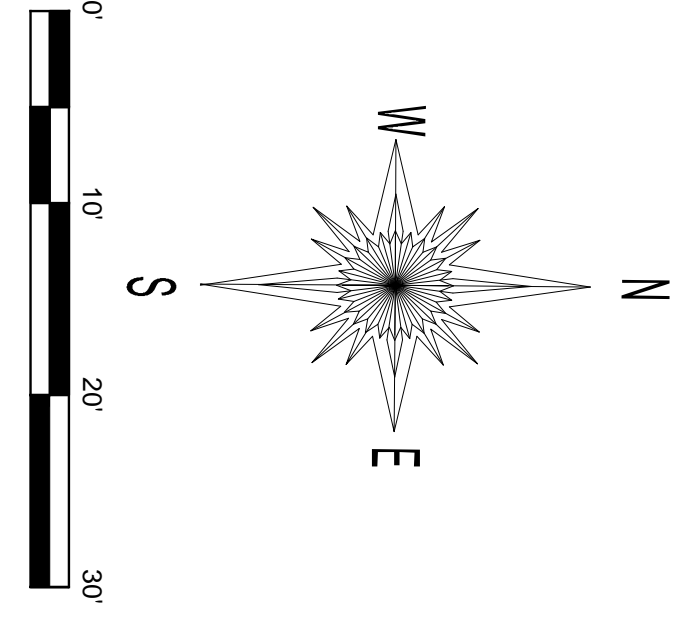
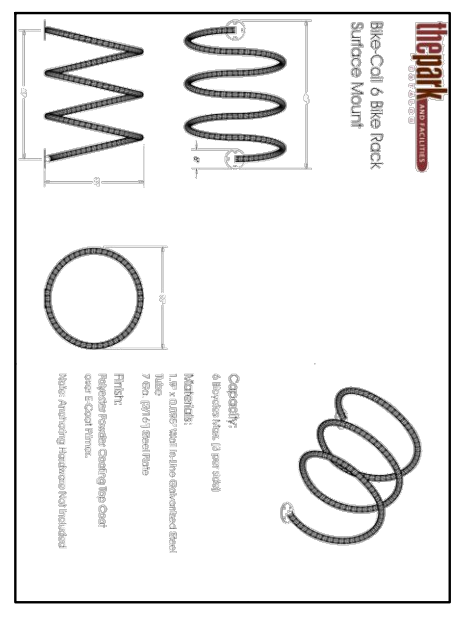
General Notes

General Plan Designation: FV
 Zoning District: FV (Noyo)
 Urban/Rural: Urban
 Highly Scenic Area: No
 Proposed Land Use: Coastal Dependant Industrial
 Applicable to Coastal Commission: Yes
 Entitlement Permit Type: CDU
 Yard Setbacks: 10' front, no sides or rear
 n/a
 25' from centerline of N.
 Harbor Drive
 Height Limit: 35'
 Environmental Constraints: None
 Potential Geologic Hazards: None
 Landscaping: None
 Water Source: City
 Wastewater Disposal: City
 Tree Removal: None

CDP Lot Coverage Tabulation
 Gross Site Area: 11,106.43 sf
 Maximum allowable lot coverage: n/a

Lot Coverage:
 Existing Footprint - Building: 5,843 sf
 Proposed Footprint - Building: 0 sf
 Existing Footprint - Covered Porches/Decks: 282 sf
 Proposed Footprint - Covered Porches/Decks: 658 sf
 Existing Total Building Footprint: 6,125 sf
 Proposed Total Building Footprint: 658 sf
 Total Building Footprint: 6,783 sf
 Existing Driveway & Parking: 568 sf
 Proposed Driveway & Parking: 2,277 sf
 Total Driveway & Parking: 2,845 sf
 Total Existing Lot Coverage (Footprint): 6,693 sf
 Total Proposed Lot Coverage (Footprint): 2,935 sf
 Total Lot Coverage (Footprint): 9,628 sf (86.69%)

Landform Alteration:
 Cut: 0 C.Y.
 Fill: 0 C.Y.
 Net Export: 0 C.Y.



PROPOSED PARKING INCLUDES:
 5- 9' x 20' PARKING SPACES
 1- 10' x 20' PARKING SPACE
 1- 5' x 20' ADA ACCESSIBLE AISLE
 4- INTERIOR PARKING SPACES
 10- TOTAL AUTO PARKING SPACES
 12- TOTAL BIKE PARKING SPACES

LEGEND:
 - Y - YARD SETBACK
 - C/S - COORDIOR PRESERVATION SETBACK
 - C/S - CONCRETE PARKING / SIDEWALK
 - C/S - ASPHALT
 - C/S - CONCRETE PARKING / SIDEWALK
 - C/S - ASPHALT DRIVEWAY / PARKING

PROPOSED SITE PLAN 1:10 1

REVISION	BY	DATE	AFN
RFI #1	TH	12.19.17	018-140-48-00
Changes to Parking per MDOT	TH	6.26.18	

SCHNAUBELT
 Iceland Industries
 32425 North Harbor Drive
 Fort Bragg, CA



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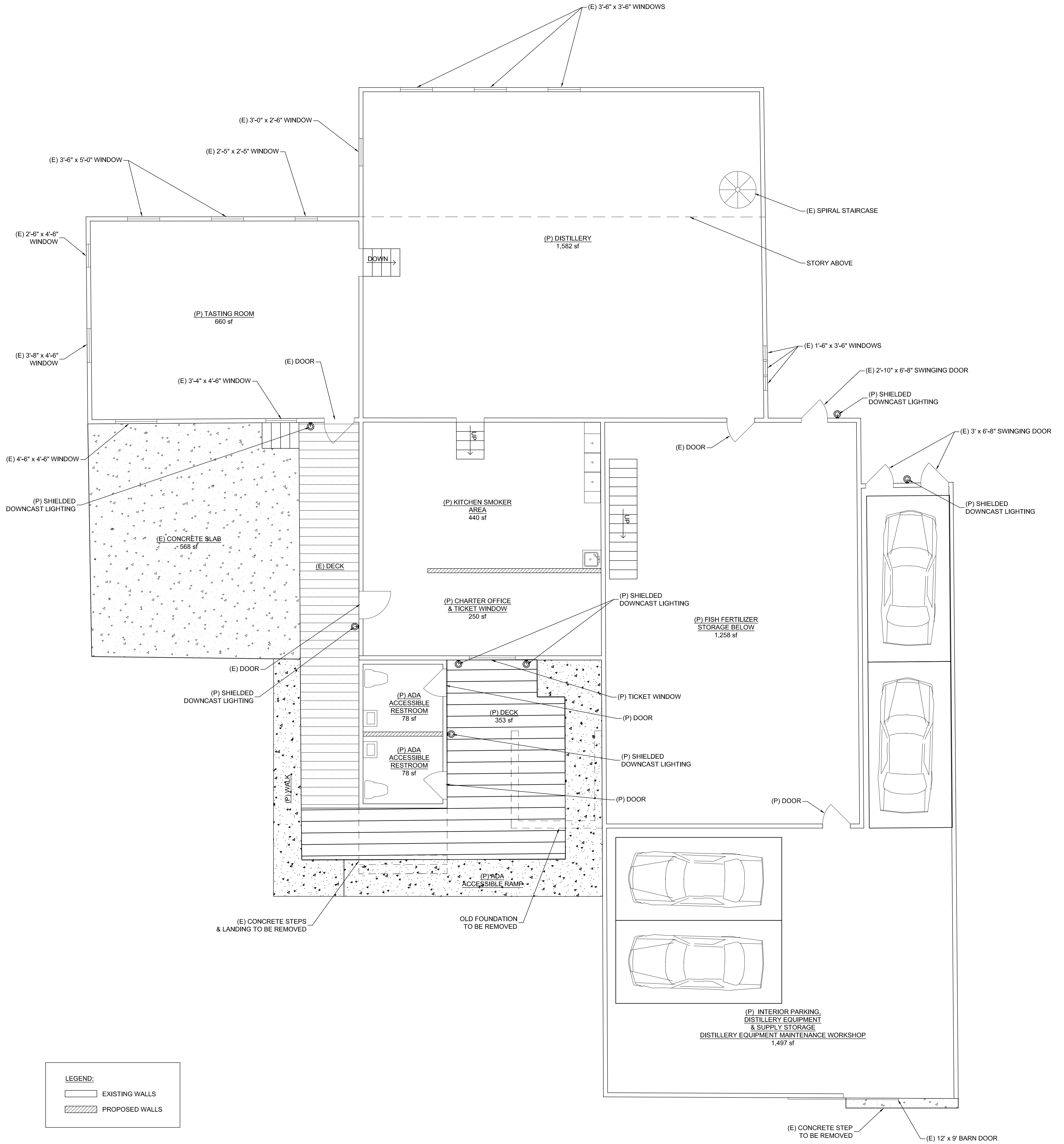
Land Survey by:
 Francis Land Surveyor
 P.O. Box 1162
 Mendocino, CA 95460
 (707) 937-9900

2 OF 4 SHEETS



STANDARD DOWNCAST & SHIELDED EXTERIOR LIGHT DETAIL

LOWER FLOOR PLAN 1/2" = 1'-0" 1

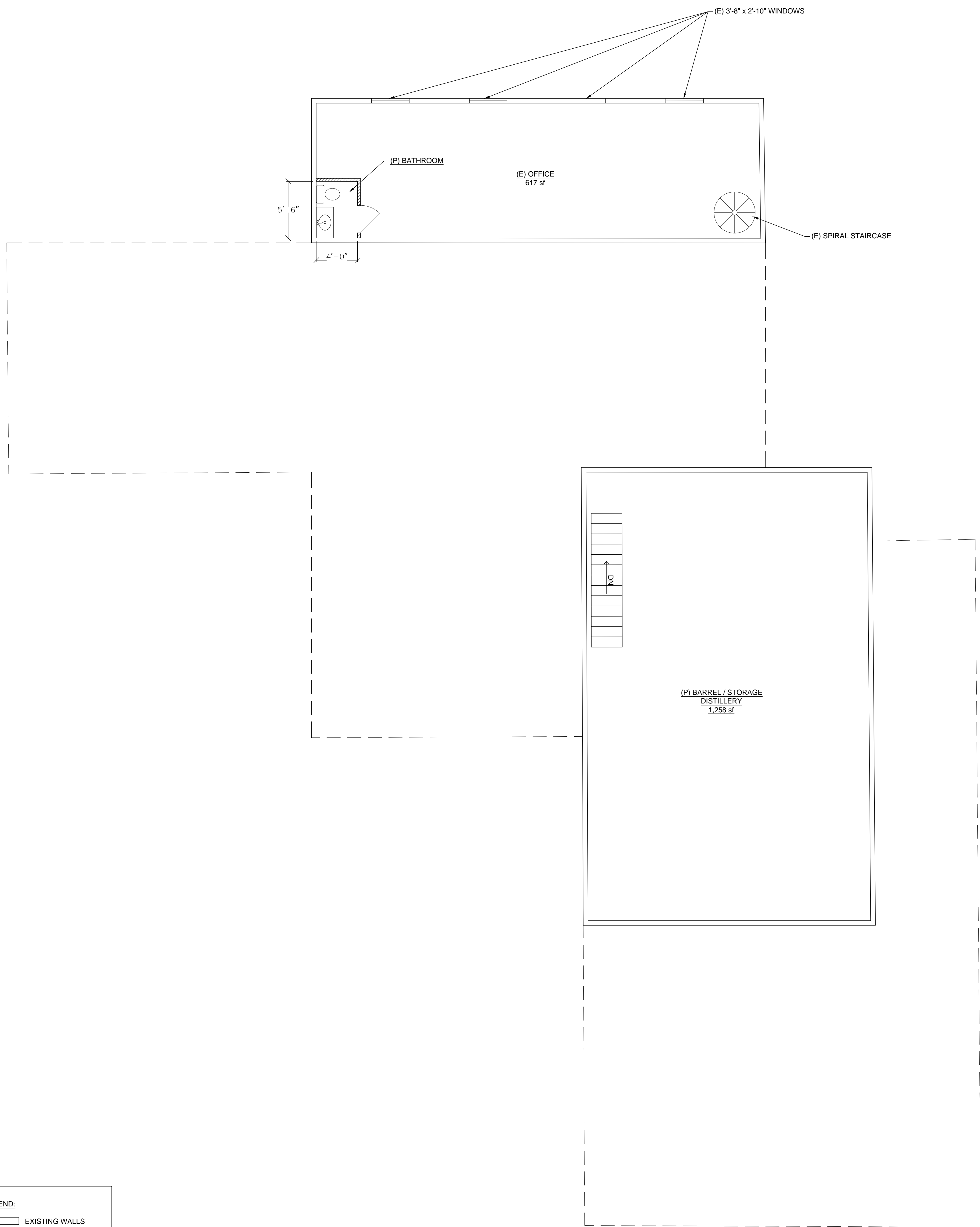


LEGEND:

	EXISTING WALLS
	PROPOSED WALLS


Design review, not meant for construction.

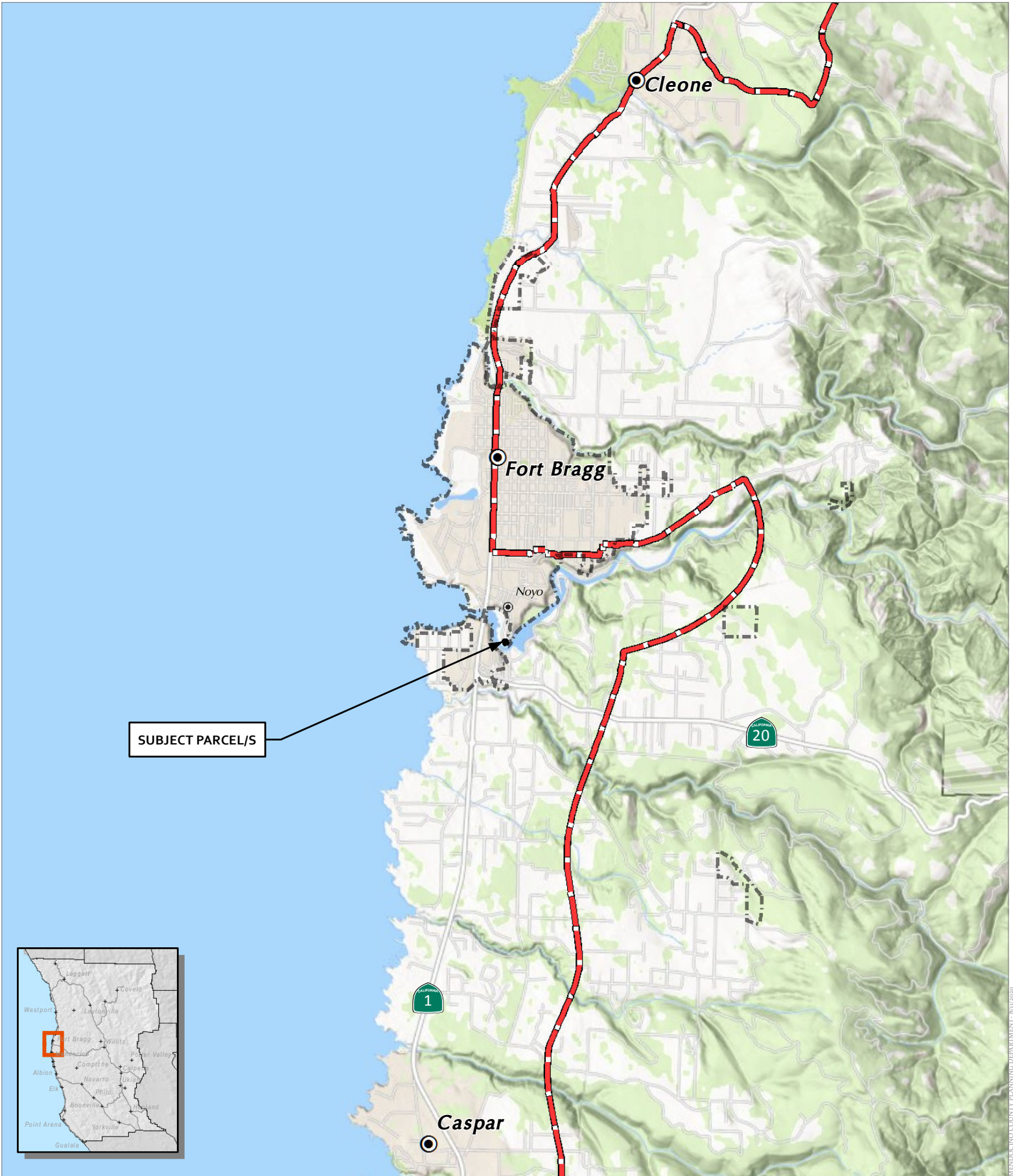
<p>SHEET</p> <h1 style="font-size: 48pt;">3</h1> <p>OF 4 SHEETS</p>	<p>REVISION</p> <p>RFI #1</p> <p>Changes to Parking per MDT</p>	<p>BY DATE</p> <p>TH 12.19.17</p> <p>TH 6.26.18</p>	<p>APN:</p> <p>018-140-48-00</p> <p>DRAWN BY: TH</p> <p>DATE: 10/26/2017</p> <p>SCALE: AS SHOWN</p> <p>APPROVED BY: AW</p>	<p>SCHNAUBELT</p> <p>Iceland Industries</p> <p>32425 North Harbor Drive</p> <p>Fort Bragg, CA</p>	<p>Wynn Coastal Planning</p> <p>703 N. Main Street</p> <p>Fort Bragg, California 95437</p> <p>(707) 964-2537</p> <p>www.WCPlan.com</p>	
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UPPER FLOOR PLAN
3/16" = 1'-0"
1

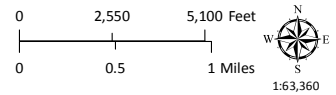
Design review, not meant for construction.

SHEET 4 OF 4 SHEETS	REVISION	BY	DATE	APN	SCHNAUBELT Iceland Industries 32425 North Harbor Drive Fort Bragg, CA	 Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com
	RFI #1	TH	12.19.17	018-140-48-00		
	Changes to Parking per MDOT	TH	6.26.18	DRAWN BY: TH		
				DATE: 10/26/2017 SCALE: AS SHOWN APPROVED BY: AW		



CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
 APN: 018-140-48
 APLCT:
 AGENT:
 ADDRESS: 32425 N. Harbor Drive, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary






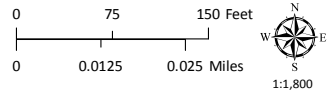
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2020



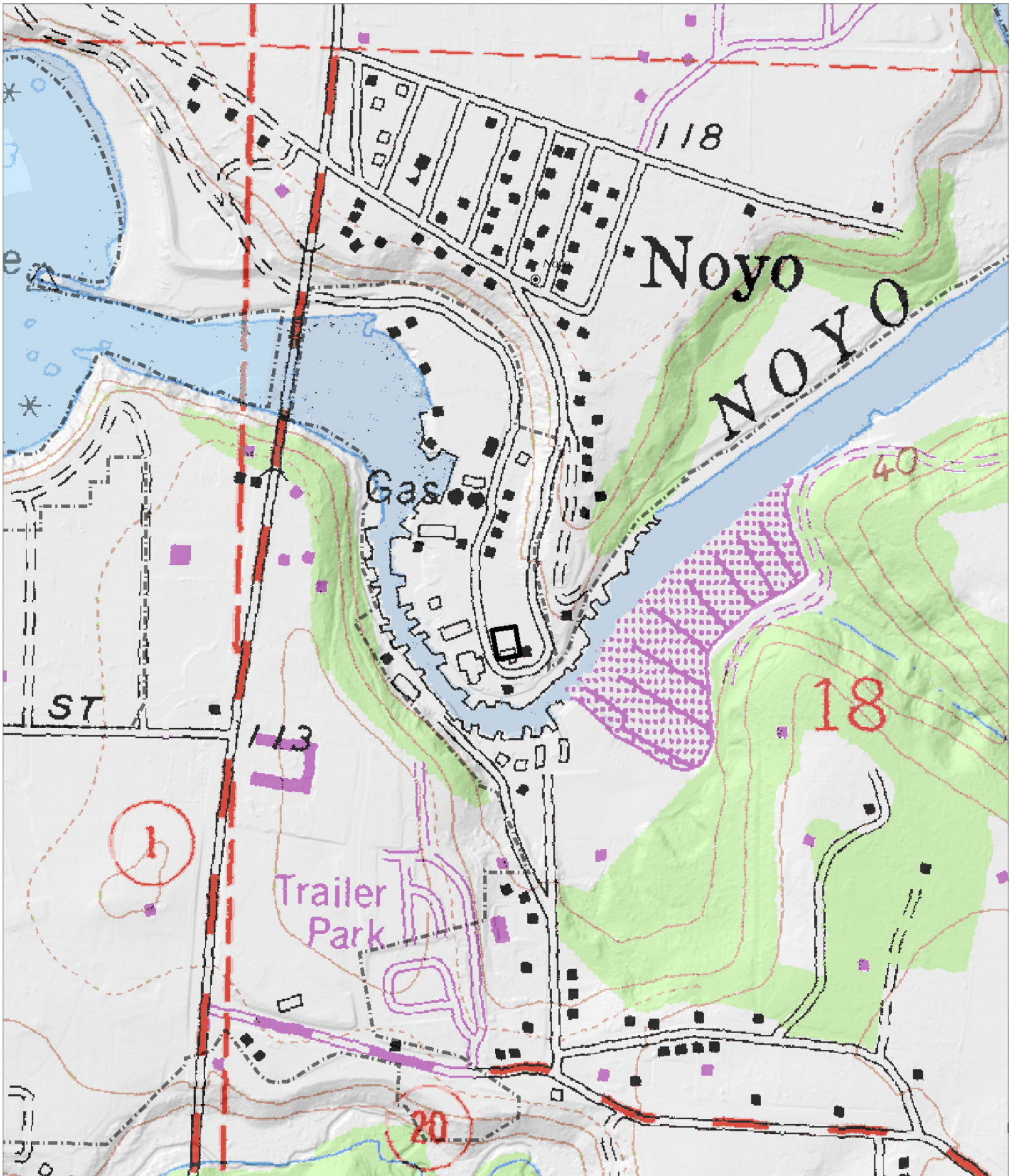
CASE: UR 2020-0007
OWNER: SCHNAUBELT, John
APN: 018-140-48
APLCT:
AGENT:
ADDRESS: 32425 N. Harbor Drive, Fort Bragg

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



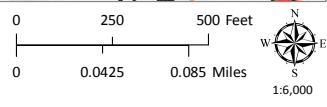
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2020



CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
 APN: 018-140-48
 APLCT:
 AGENT:
 ADDRESS: 32425 N. Harbor Drive, Fort Bragg

 City Limits

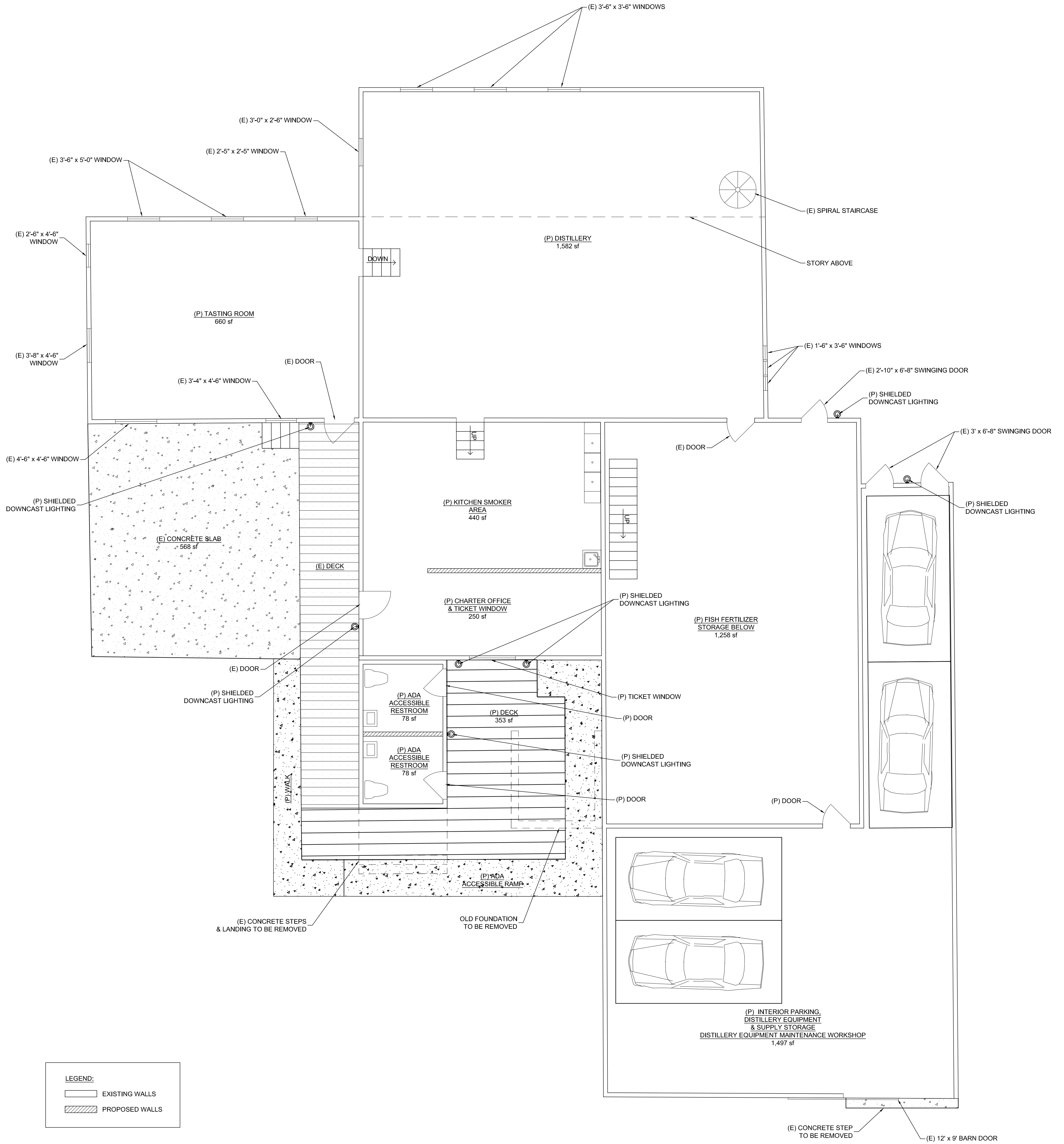


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2020



STANDARD DOWNCAST & SHIELDED EXTERIOR LIGHT DETAIL

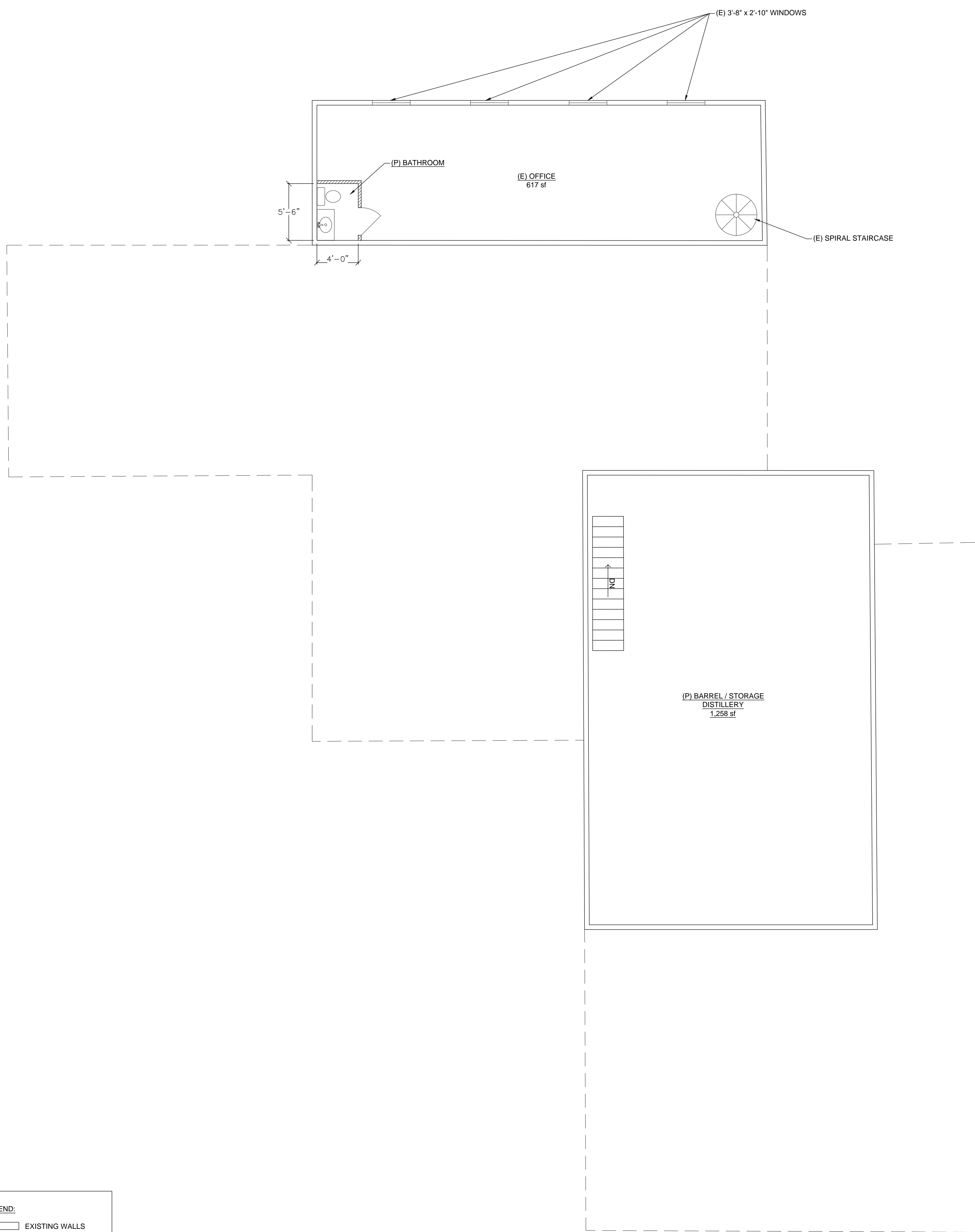


LOWER FLOOR PLAN 1/2" = 1'-0"

PBS Received 7-17-2020

Design review, not meant for construction.

<p>SHEET</p> <p style="font-size: 2em;">3</p> <p>OF 4 SHEETS</p>	<p>REVISION</p> <p>RFI #1</p> <p>Changes to Parking per MDOT</p>	<p>BY DATE</p> <p>TH 12.19.17</p> <p>TH 6.26.18</p>	<p>APN:</p> <p>018-140-48-00</p> <p>DRAWN BY: TH</p> <p>DATE: 10/26/2017</p> <p>SCALE: AS SHOWN</p> <p>APPROVED BY: AW</p>	<p style="text-align: center; font-weight: bold;">SCHNAUBELT</p> <p style="text-align: center;">Iceland Industries 32425 North Harbor Drive Fort Bragg, CA</p>	<p style="text-align: center;">Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com</p>	
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UPPER FLOOR PLAN

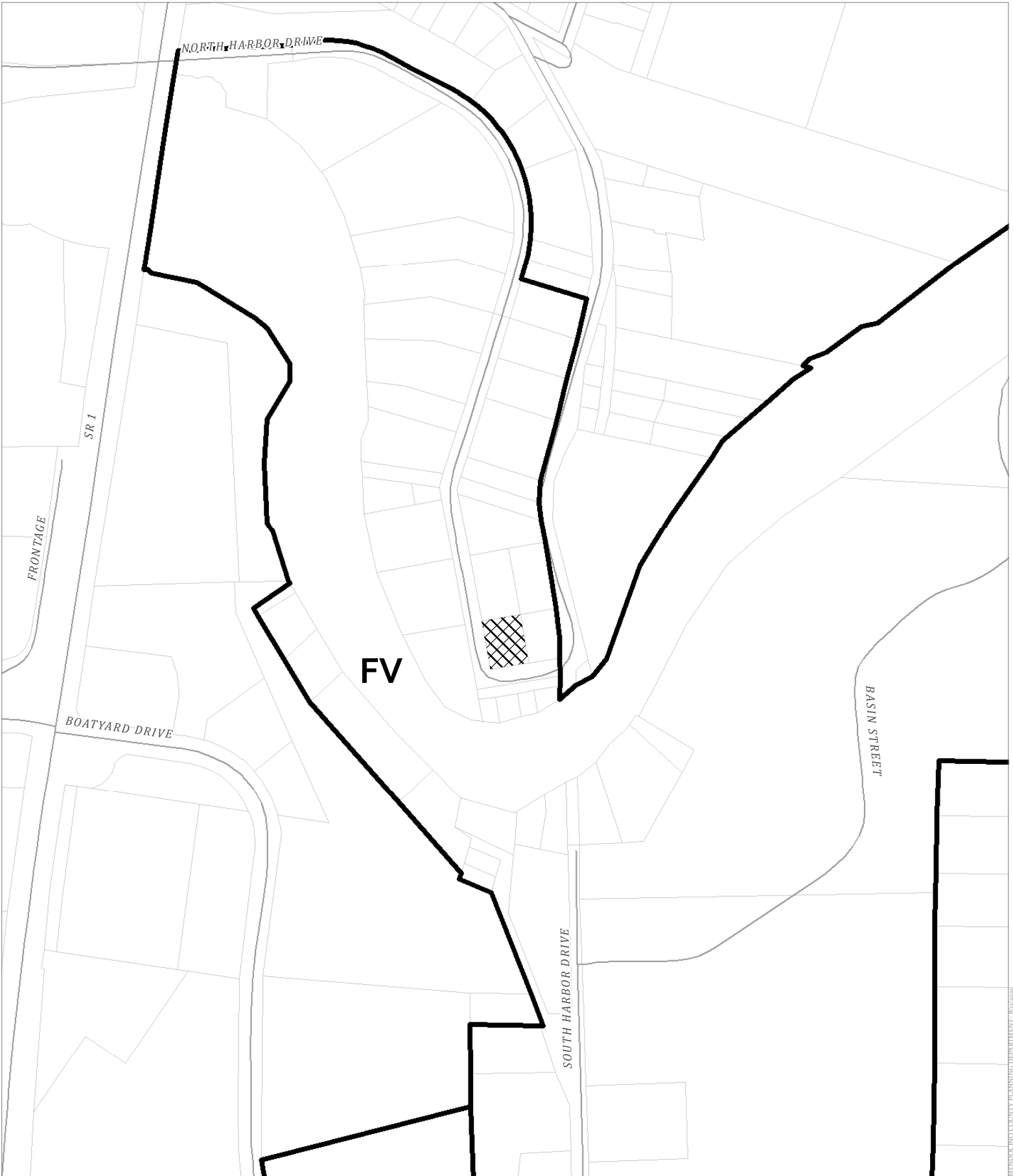
3/16" = 1'-0"

1




PBS Received 7-17-2020

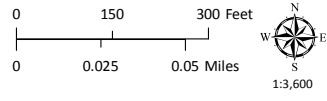
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<p>SHEET</p> <p style="font-size: 2em;">4</p> <p>OF 4 SHEETS</p>	<p>REVISION</p> <p>RFI #1</p> <p>Changes to Parking per MDOT</p>	<p>BY DATE</p> <p>TH 12.19.17</p> <p>TH 6.26.18</p>	<p>AFN</p> <p>018-140-48-00</p> <p>DRAWN BY: TH</p> <p>DATE: 10/26/2017</p> <p>SCALE: AS SHOWN</p> <p>APPROVED BY: AW</p>	<p style="text-align: center; font-size: 1.5em;">SCHNAUBELT</p> <p style="text-align: center;">Iceland Industries 32425 North Harbor Drive Fort Bragg, CA</p>	 <p style="text-align: center;">Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com</p>	
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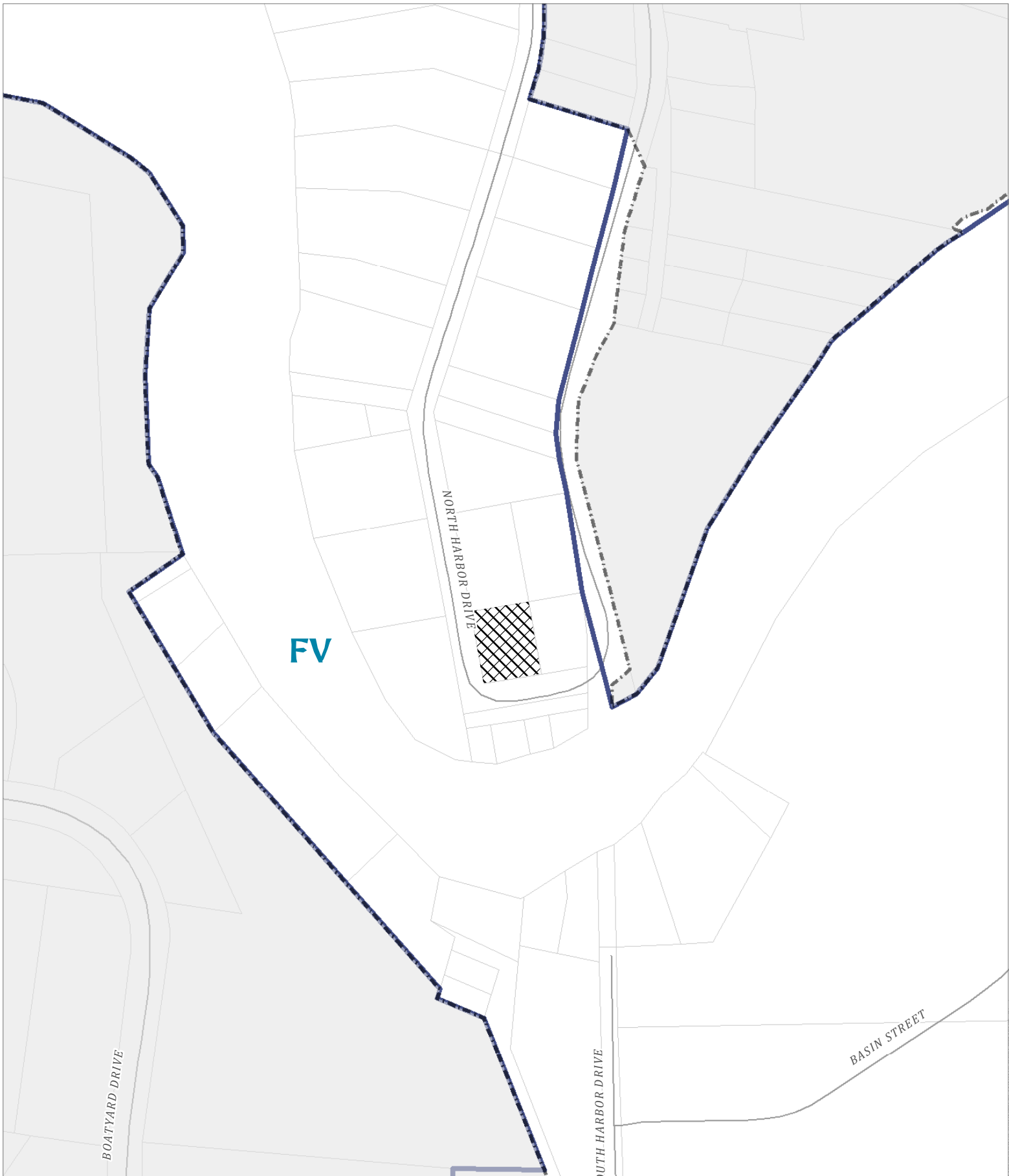


CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
 APN: 018-140-48
 APLCT:
 AGENT:
 ADDRESS: 32425 N. Harbor Drive, Fort Bragg





-  Zoning Districts
-  Public Roads
-  Assessors Parcels

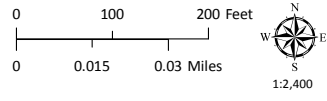


ZONING DISPLAY MAP



CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
 APN: 018-140-48
 APLCT:
 AGENT:
 ADDRESS: 32425 N. Harbor Drive, Fort Bragg

-  City Limits
-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

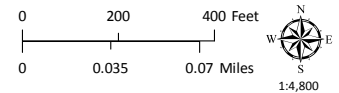
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

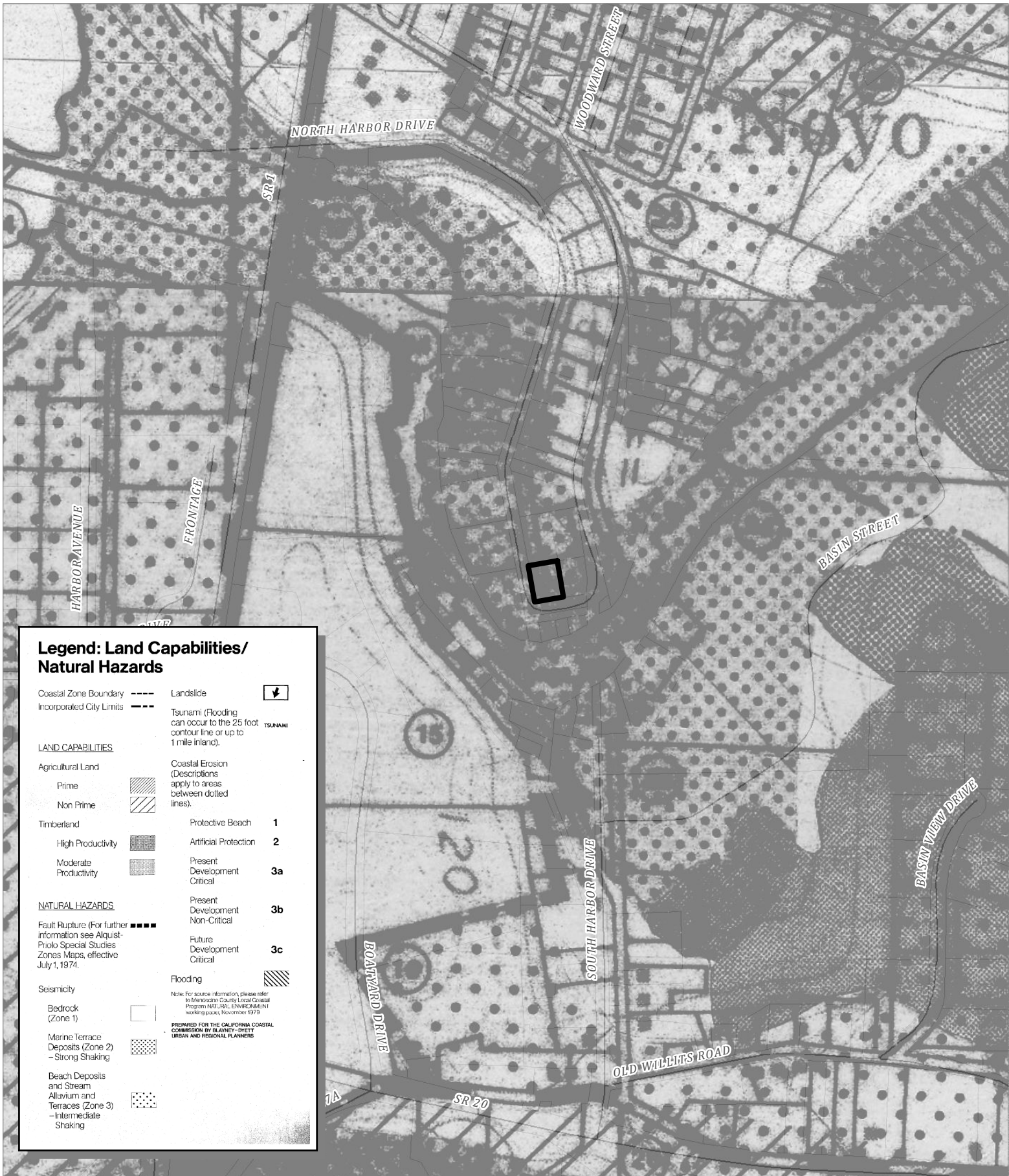
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: UR 2020-0007
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Public Roads
 Assessors Parcels



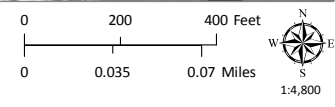


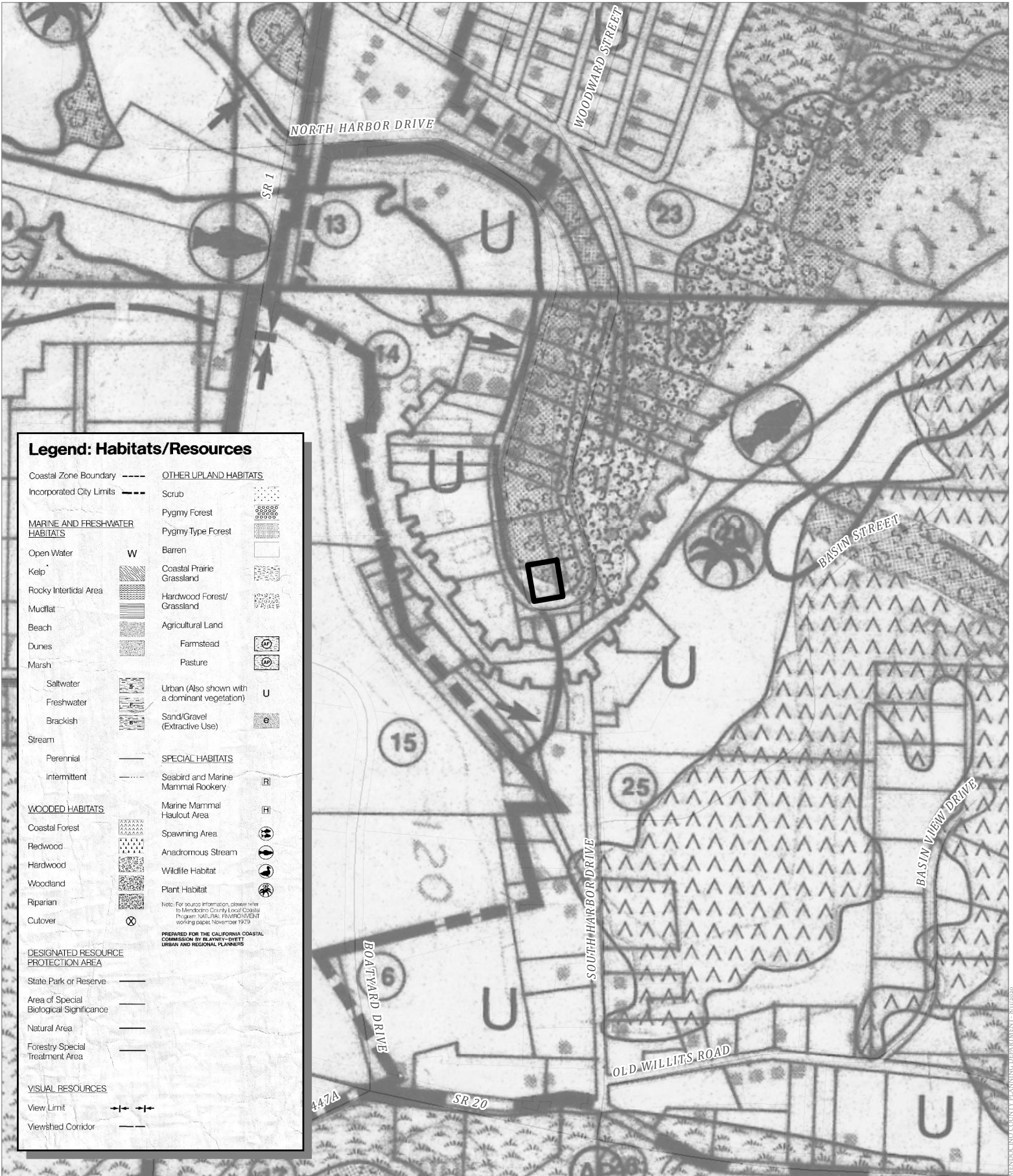
Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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Public Roads
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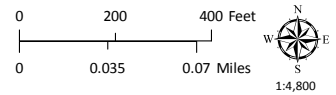


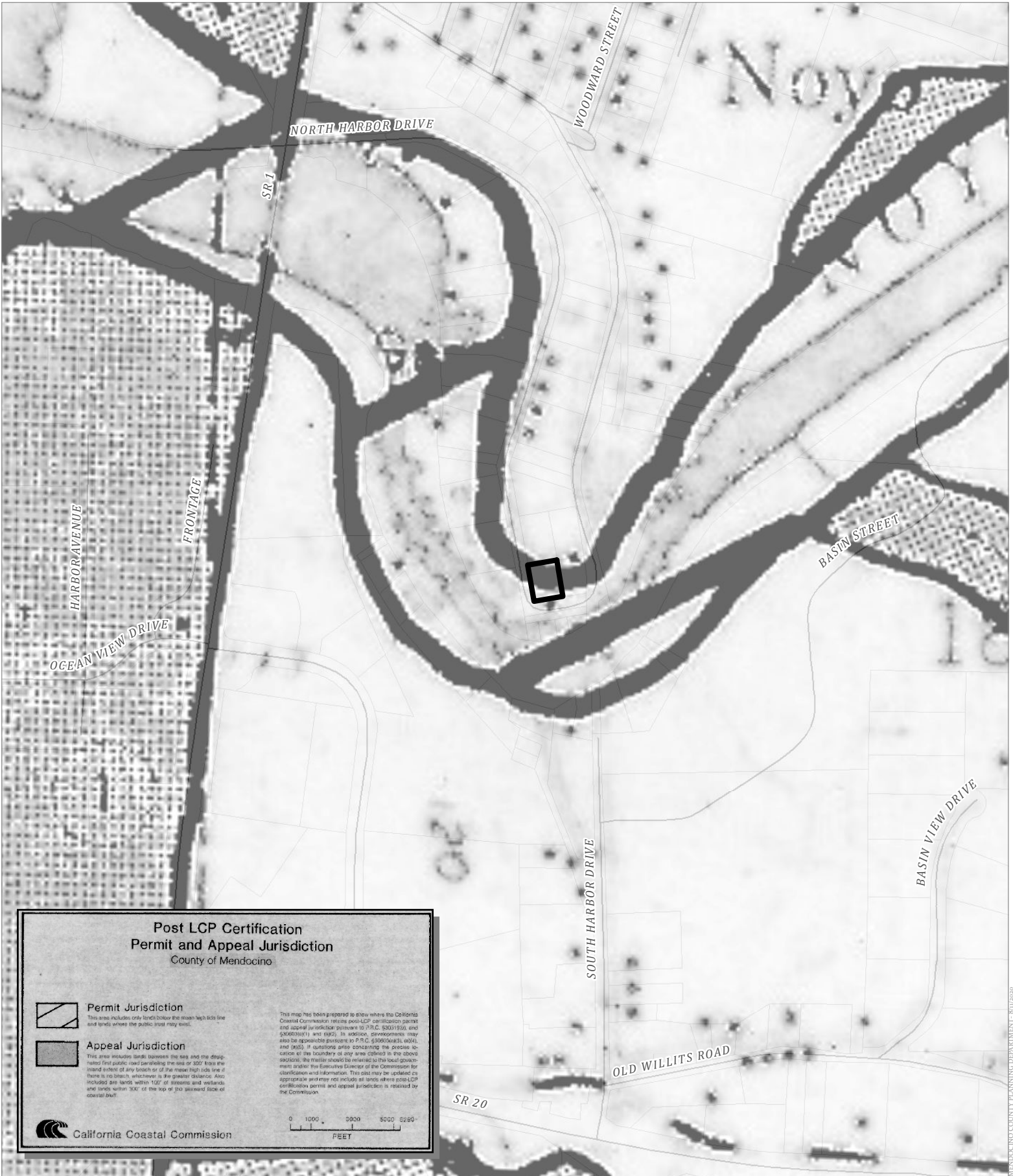
Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
 - Incorporated City Limits - - - -
 - MARINE AND FRESHWATER HABITATS**
 - Open Water W
 - Kelp [Symbol]
 - Rocky Intertidal Area [Symbol]
 - Mudflat [Symbol]
 - Beach [Symbol]
 - Dunes [Symbol]
 - Marsh [Symbol]
 - Saltwater [Symbol]
 - Freshwater [Symbol]
 - Brackish [Symbol]
 - Stream [Symbol]
 - Perennial [Symbol]
 - Intermittent [Symbol]
 - WOODED HABITATS**
 - Coastal Forest [Symbol]
 - Redwood [Symbol]
 - Hardwood [Symbol]
 - Woodland [Symbol]
 - Riparian [Symbol]
 - Cutover [Symbol]
 - DESIGNATED RESOURCE PROTECTION AREA**
 - State Park or Reserve [Symbol]
 - Area of Special Biological Significance [Symbol]
 - Natural Area [Symbol]
 - Forestry Special Treatment Area [Symbol]
 - VISUAL RESOURCES**
 - View Limit [Symbol]
 - Viewshed Corridor [Symbol]
 - OTHER UPLAND HABITATS**
 - Scrub [Symbol]
 - Pygmy Forest [Symbol]
 - Pygmy Type Forest [Symbol]
 - Barren [Symbol]
 - Coastal Prairie Grassland [Symbol]
 - Hardwood Forest/Grassland [Symbol]
 - Agricultural Land [Symbol]
 - Farmstead [Symbol]
 - Pasture [Symbol]
 - Urban (Also shown with a dominant vegetation) U
 - Sand/Gravel (Extractive Use) e
 - SPECIAL HABITATS**
 - Seabird and Marine Mammal Rookery [Symbol]
 - Marine Mammal Haulout Area [Symbol]
 - Spawning Area [Symbol]
 - Anadromous Stream [Symbol]
 - Wildlife Habitat [Symbol]
 - Plant Habitat [Symbol]
- Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY+TYLLE URBAN AND REGIONAL PLANNERS

CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
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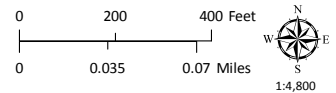
Public Roads
 Assessors Parcels



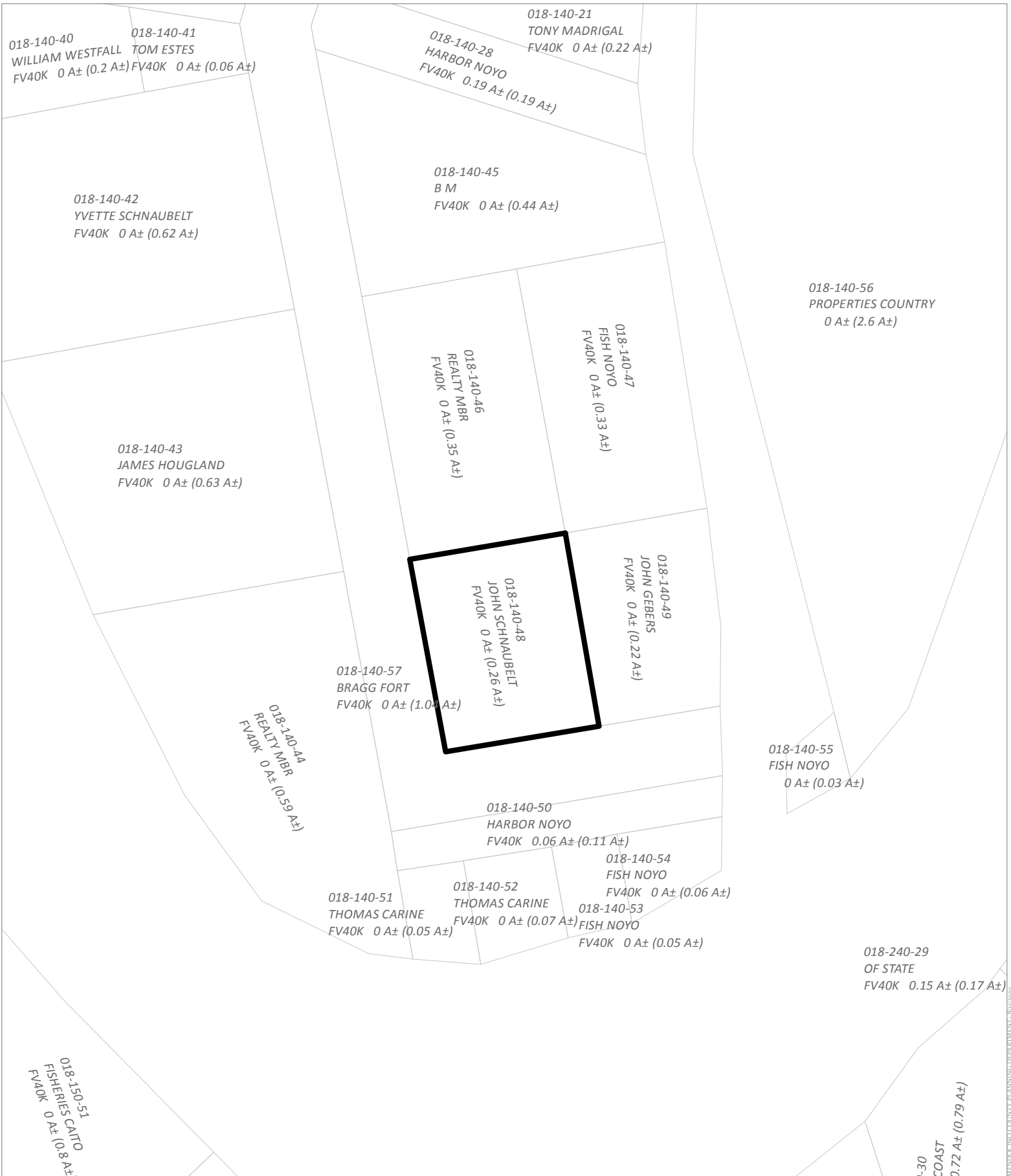


CASE: **UR 2020-0007**
 OWNER: **SCHNAUBELT, John**
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Public Roads
 Assessors Parcels

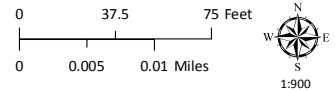


APPEALABLE AREAS

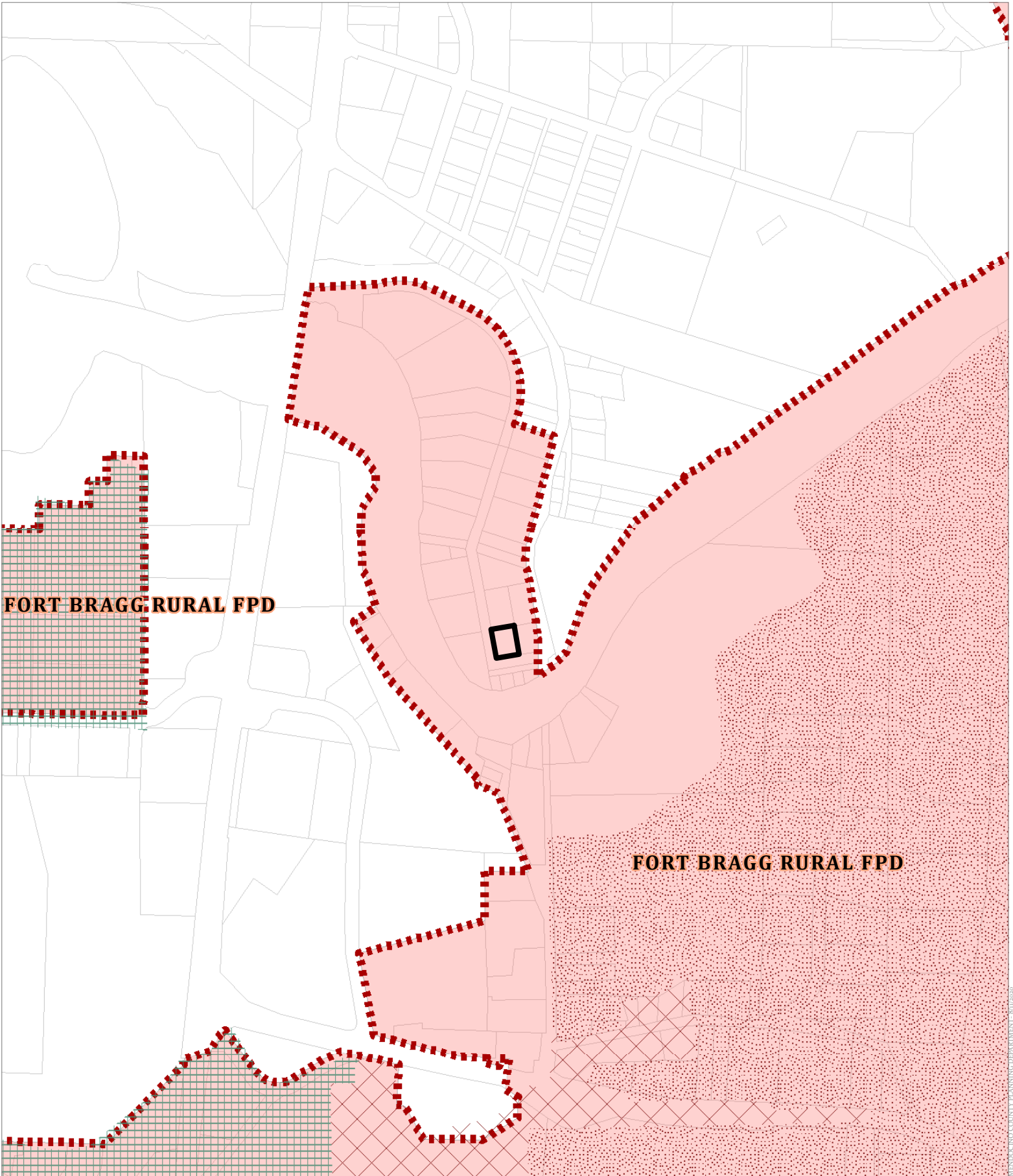


CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
 APN: 018-140-48
 APLCT:
 AGENT:
 ADDRESS: 32425 N. Harbor Drive, Fort Bragg

Assessors Parcels

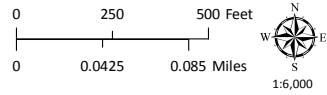


ADJACENT PARCELS



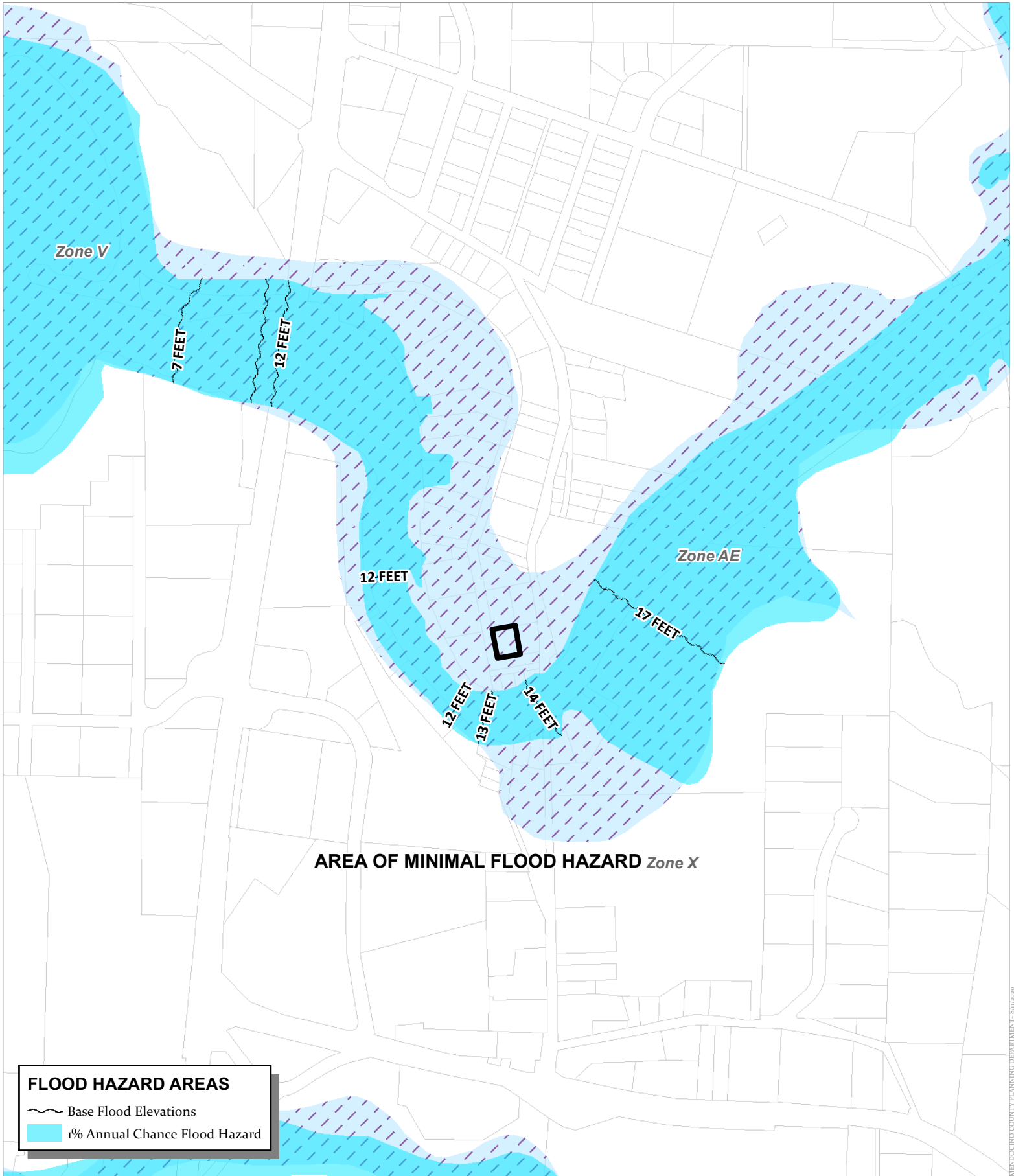
CASE: UR 2020-0007
 OWNER: SCHNAUBELT, John
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- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts
- Assessors Parcels



FIRE RESPONSIBILITY AREAS

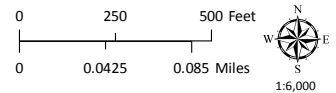
DESIGN: COUNTY PLANNING DEPARTMENT - 8/12/20



FLOOD HAZARD AREAS
 ~ Base Flood Elevations
 1% Annual Chance Flood Hazard

CASE: UR 2020-0007
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Tsunami Inundation Zones
 Assessors Parcels





SPECIAL FLOOD HAZARD AREAS

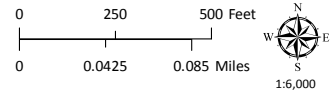
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2020



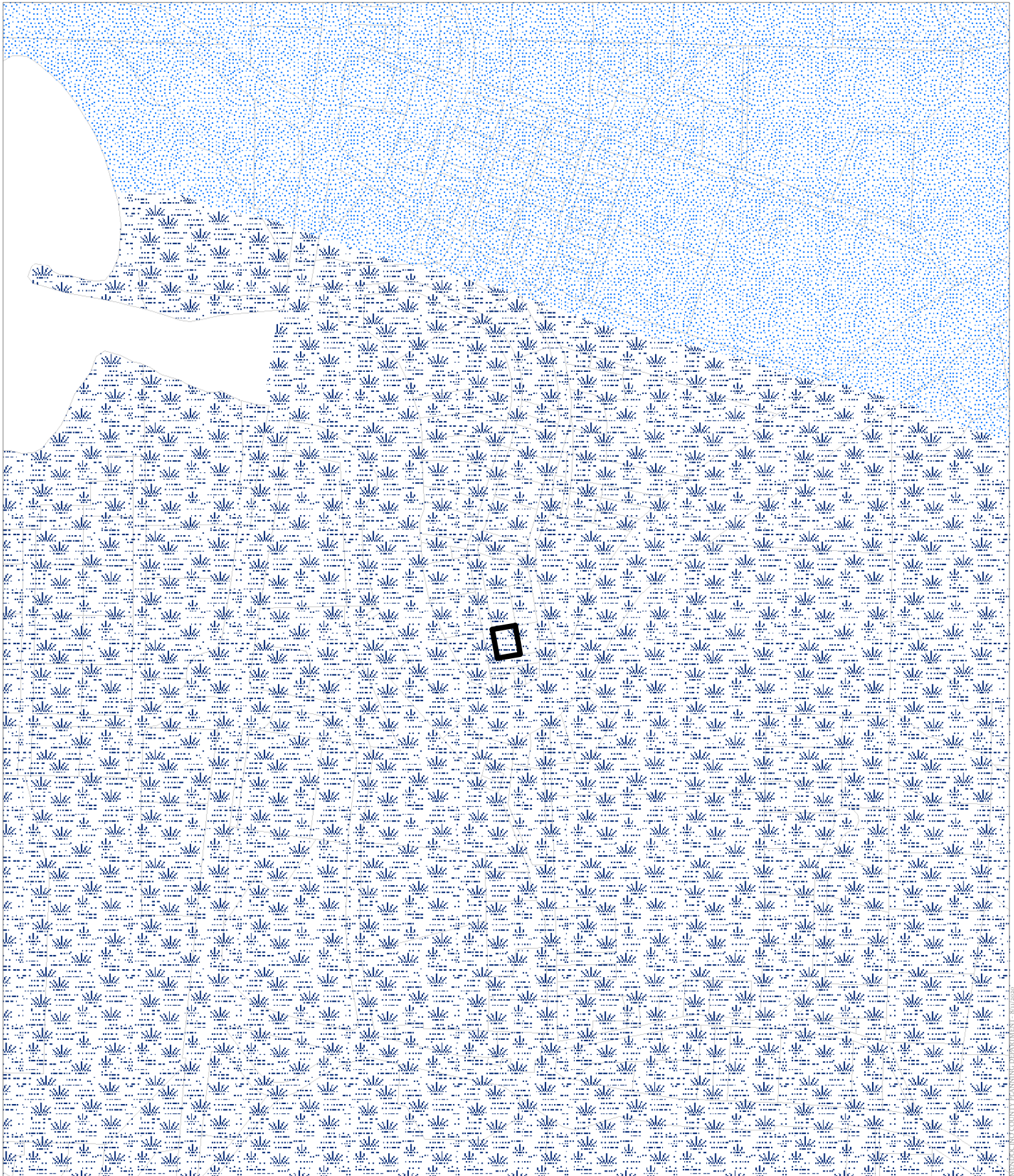
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2020

CASE: UR 2020-0007
OWNER: SCHNAUBELT, John
APN: 018-140-48
APLCT:
AGENT:
ADDRESS: 32425 N. Harbor Drive, Fort Bragg




 Fort Bragg Stormwater Areas
 Assessor's Parcels

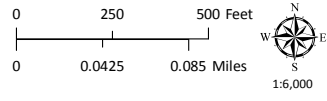


STORMWATER PERMITTING ZONES



CASE: **UR 2020-0007**
 OWNER: **SCHNAUBELT, John**
 APN: **018-140-48**
 APLCT:
 AGENT:
 ADDRESS: **32425 N. Harbor Drive, Fort Bragg**

-  Sufficient Water Resources
-  Marginal Water Resources
-  Assessors Parcels



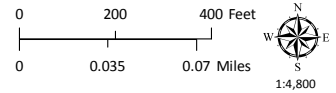
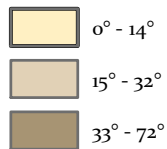
GROUND WATER RESOURCES

PROVIDENCE COUNTY PLANNING DEPARTMENT - 10/2020

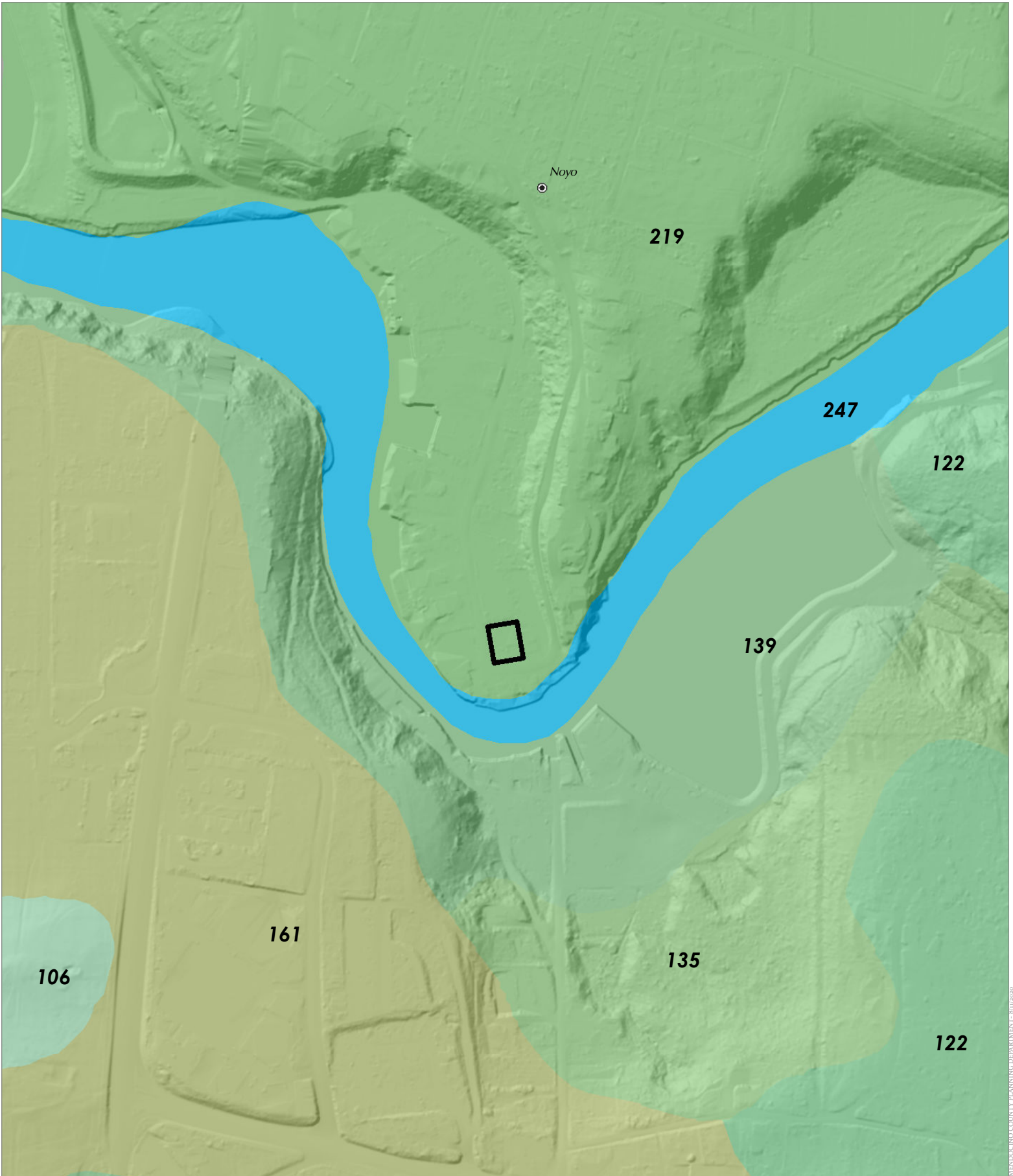


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2020

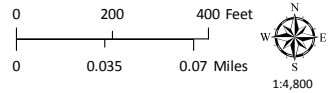
CASE: UR 2020-0007
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ESTIMATE SLOPE



CASE: UR 2020-0007
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WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2020